

The following listing of claims replaces all prior listing:

1. (Canceled).

2. (Previously presented) A method for restructuring the debt of a debtor

who has an interest in a distressed property comprising the steps of:

calculating a balance of the debtor's personal debt (B);

determining a mortgage balance remaining on the property (M);

determining the property's present appraised value (A);

calculating a first closing cost (C_1) for purchasing the property from the debtor
based upon the mortgage balance remaining on the property (M);

calculating a second closing cost (C_2) for reselling the property back to the debtor
based upon the present appraised value of the property (A);

calculating a down payment (D) for reselling the property back to the debtor at the
appraised value of the property (A);

determining a total cost (T_c) according to the equation $T_c = (B + M + C_1 + C_2 +$
D) for purchasing the property from the debtor, satisfying the debtor's personal debt and
reselling the property back to the debtor at a present appraised value of the property;

comparing the total cost (T_c) to the present appraised value of the property (A) to
determine if the present appraised value of the home (A) exceeds the total cost (T_c) by a
preselected amount; and

purchasing said property from said debtor, satisfying said debtor's balance of
personal debt (B), and reselling said property back to said debtor at the present appraised

value of the home (A) if said appraised value of the property (A) exceeds said total cost (T_c) by said preselected amount.

3. (Canceled)

4. (Canceled)

5. (Canceled)

6. (Canceled)

7. (Previously Presented) The method according to claim 2, further comprising:

providing funds for the costs of said first closing cost (C₁), second closing cost (C₂), down payment (D) and satisfaction of balance remaining on the property (M).

8. (Previously Presented) The method according to claim 2, further comprising:

if said appraised value of the property (A) does not exceed said total cost (T_c) by said preselected amount determining a time period (x), wherein time period (x) is the time it will take said debtor to eliminate said balance of said personal debt (B) and, if said time period (x) is one year or less leasing said property to said debtor for an initial time period rent free and leasing said property to said debtor for a second time period after said initial time period at a selected rental rate.

9. (Original) The method according to claim 8, wherein said time period is calculated according to the equation $x = (B+L)/I$, wherein x is the time period, B is the balance of personal debt, L is an estimated yearly liability, and I is a yearly income.

10. (Canceled)

11. (Previously Presented) The method according to claim 8, further comprising:

controlling said debtor's finances for a selected period to ensure a reduction in said debtor's balance of personal debt (B).

12. (Previously Presented) The method according to claim 8, further comprising:

reselling said property back to said debtor after said balance of personal debt (B) has been eliminated.

13. (Original) The method according to claim 12, further comprising:

providing funds for the costs of said first closing cost (C_1), second closing cost (C_2), down payment (D) and satisfaction of balance remaining on the property (M).

14. (Original) The method according to claim 8, further comprising:

if said time period (x) is more than one year leasing said property to said debtor at a selected rental rate.

15. (Canceled)

16. (Canceled)

17. (Canceled)

18. (Canceled)

19. (Canceled)

20. (Canceled)